



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE

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Further to your information request FOI/EIR 23/24-094, please find your question and our response below.

Request:

- 1) How many properties have had their EPC improved to an E or above as a direct result of the council engaging either formally or informally with landlords?
- 2) How many proactive enforcement investigations has the council undertaken into suspected breaches of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Regulation 23 from April 2018 to April 2023? *Please note a proactive investigation means one whereby the council has proactively identified a suspected breach of the regulations prior to contact with the tenant or landlord.*
- 3) How many reactive investigations has the council undertaken into suspected breaches of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Section 23 from April 2018 to April 2023? *Please note reactive investigations includes investigations initiated in response to a complaint by a tenant or member of the public relating to any housing matter whereby the EPC is checked as part of the investigation and a suspected offense identified.*
- 4) How many breaches of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Section 23 has the council identified between April 2018 to April 2023
- 5) How many penalty notices has the council served for breaches of Regulation 23 of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 from April 2018 to April 2023?
- 6) When did the council last undertake a stock condition survey (private sector housing stock)?
- 7) Do you have access to Parity Projects data? (please note your council may have access to this for net zero or fuel poverty projects, the responsibility for which may sit outside the private sector housing service area)
- 8) Do you have access to any other datasets (excluding EPC and council tax data) currently utilised for MEES enforcement? If so what data is used
- 9) Does the council have access to any other data sets that detail the EPC rating and tenure of properties, currently utilised for net zero or fuel poverty projects? If so please give details
- 10) Has the council received any funding from BEIS for the purpose of improving landlord compliance with the regulations? If so please include the total monetary allocation
- 11) Has the council offered any financial incentives to landlords to assist them to comply with the regulations? If so please include the total amount paid by the council either directly to landlords or to 3rd party contractors between 2018 and 2023 and the number of properties directly improved as a result of the councils' payments.
- 12) How many properties within the council's area are suspected to be let (or continued to be let) in breach of Regulation 23 of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015?
- 13) Does the council have a dedicated MEES penalty matrix to determine penalty amounts?
- 14) How many private rented properties within the Council's area have EPC ratings of D or below?
- 15) How many officers have a delegated authority to investigate offenses committed under The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 and issue penalty notices?
- 16) How many new posts have been created within the department since 2016 to support enforcement of Private Sector Housing Standards?
- 17) Does your department have written procedures for officers to follow when investigating breaches of MEES? If yes, please include a copy of the procedure in your reply.

Response:

1) Presently this information cannot be retrieved from our recording systems. All housing disrepair or condition complaints are recorded; however, we do not categorise complaints into those where the EPC is lower than an E. Most come in as a complaint of damp and mould or excess cold, alongside other disrepair issues which are then assessed under the HHSRS. The existence of a below standard EPC will be assessed at this time, but this is not currently recorded separately.

2) 0

3) As explained in point 1 above.

4) As explained in point 1 above.

5) 0

6) 2021

7) No

8) The stock condition modelling exercise undertaken in 2021 produced data which can be interrogated for EPC ratings, although this does not separate those privately owned from social or private rented.

9) The Stock Condition database allows us to filter properties by:

Tenure

Fuel Poverty 10%

Fuel Poverty LIHC

Low Income Households

Energy Efficiency Variables (Solid Walls, Uninsulated Cavity Walls, Insulated Cavity Walls)

Loft insulation levels

Simple SAP Rating

Gas/Non-Gas

We also utilise the Government EPC database [Energy Performance of Buildings Data England and Wales \(opendatacommunities.org\)](https://www.opendatacommunities.org/energy-performance-of-buildings-data-england-and-wales)

10) No

11) No

12) Not known as an exercise to find all those private rented properties with a Simple SAP Band F and G (as identified within the stock model report) would have to be undertaken on a ward by ward basis, and it has not been possible to devote resource to this at present.

13) Yes

14) Refer to 12 above.

15) A review of all officer authorisations and the Council's constitution to enable enforcement of all current housing standards legislation is currently in progress and includes enforcement under the Energy Acts 2011 and 2013 and all their associated regulations.

16) 0

17) Procedures in development.

This concludes your request FOI/EIR 23/24-094.

If information has been refused please treat this as a Refusal Notice for the purposes of the Act.

If you disagree with our decision or are otherwise unhappy with how we have dealt with your request in the first instance you may approach foi@eastcambs.gov.uk and request a review. A request for review must be made in no more than 40 working days from the date of this email.

Should you remain dissatisfied with the outcome you have a right under s50 of the Freedom of Information Act to appeal against the decision by contacting the Information Commissioner, Wycliffe House, Water Lane, Wilmslow SK9 5AF.